

ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
APRIL 9, 2015
7:00 P.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

1 PZHO-2015-04

Requested by: Shelley Rainey for a home occupation – “Bethune Services, LLC” at 500 Ormond Blvd., Destrehan. Zoning District R-1B. Council District 3. **This request requires a recommendation from the Planning Department and approval from the Council. Forward to Council May 4, 2015**

5 PZHO-2015-05

Requested by: Dwane Babin for a home occupation – “B&W Investigations LLC” at 200 Ciravola Lane, Boutte. Zoning District OL. Council District 4. **This request requires a recommendation from the Planning Commission and approval from the Council. Forward to Council May 4, 2015**

8 PZSPU-2015-07

Requested by: Milton Lachney for a Special Permit to have a sheet metal shop and roofing company at 53 Barreca St., Norco. Zoning District C-2. Council District 6. **This request requires approval of the Planning Commission.**

13 PZSPU-2015-08

Requested by: Arianne Scott for a Special Permit to operate a child care center at 404 S. Kinler St., Boutte. Zoning District R-1A(M). Council District 1. **This request requires approval of the Planning Commission.**

19 PZSPU-2015-09

Requested by: Grand Ridge Golf Club (Cypress Forest Sports LLC) for GL Realty Group, LLC for a Special Permit for a customary accessory use–office rental space at 500 Willowdale Blvd., Luling. Zoning District R-1A. Council District 2. **This request requires approval of the Planning Commission.**

23 PZS-2015-12

Requested by: Betty Muller and Maurice Loupe, Jr. for resubdivision of Lots B-1 and B-3, Loupe Subdivision into Lots B-1A & B-3A, 12801 River Road and 135 Loupe St., Luling. Zoning District OL/C-2. Council District 2. **This request requires a recommendation from the Planning Commission and**

28 PZR-2015-09

Requested by: Roxanne Comardelle for a change in zoning classification W-1 to O-L at Lot 36 Coteau de France (Proposed 519 Ridge Rd), Des Allemands, La. Council District 4. **This requires a recommendation by the Planning Commission and approval by the Council. Forward to Council May 4, 2015**

OLD BUSINESS
NEW BUSINESS
MINUTES – March 12, 2015
ADJOURN

- a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state permit or license.
 - b. Forward applications requiring state permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and recommendation and to the Parish Council for public hearing and decision.
 - c. Deny the application.
- C. Operational Regulations:
1. All products produced for sale must be hand manufactured or grown on the premises using only hand tools or domestic mechanical equipment. Such domestic mechanical equipment shall not exceed two (2) horsepower per piece of equipment, and the sum total of all such equipment shall not exceed six (6) horsepower. A single kiln shall not exceed eight (8) kilowatts or the equivalent in a gas-fired fixture.
 2. All sales of products, including those produced or grown on the premises, and the performance of all services shall take place off the premises. However, the Planning Director may permit on-premises sales or the performance of services as a condition of a home occupation permit when it may be found that such sales or services will not produce any detrimental effects upon the surrounding neighborhood. This may include but is not limited to snowball stands, tax and legal services. The Department may impose conditions regulating the duration, scope, and size of operation.
 3. There shall be no signs posted which indicate the existence of the home occupation.
 4. No licensed vehicle in excess of one (1) ton (manufacturer's rating), and no more than one (1) licensed motorized vehicle, shall be utilized by any resident of the premises in connection with the home occupation. (Ord. No. 03-8-11, § I, 8-18-03)
 5. Only the residents of the premises shall be engaged in the home occupation.
 6. There shall be no outdoor storage of materials or products on the premises except as otherwise permitted by the Planning Director. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 7. Home occupations, except for horticultural uses, shall be conducted only within a structure on the premises.
 8. The home occupation shall not eliminate required off-street parking.
 9. The home occupation shall not cause any external effect associated with the home occupation, such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential zone, or in violation of the revisions of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 10. The resident or residents engaged in the home occupation shall possess a current St. Charles Parish Occupational License and health certification from the Parish Health Unit when required. An inspection approval from the State Fire Marshal shall be required when any food preparation requiring ovens or stoves, mechanical equipment, a simple kiln, or gas-fired fixture are necessary for production.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit. (Ord. No. 96-7-4, 96-7-4)
 12. No alcoholic beverages shall be sold or provided in connection with the operation of a home occupation. (Ord. No. 98-8-1, 8-3-98)
 13. Home occupation permit holders shall provide annual evidence of valid occupational licensing as issued by the St. Charles Parish Sheriff's Office. Evidence of occupational licensing shall be provided to the Department of Planning and Zoning by March 31st of each calendar year. (Ord. No. 98-8-14, 8-17-98)

FINDINGS

Ms. Rainey applied for a home occupation permit for Bethune Services, LLC, a food management service on February 27, 2015. At the time of writing this report, planning staff are waiting for a determination from the Sanitarian regarding whether a license or certificate from the Department of Health and Hospitals is required for such a business.

Since that review began, Ms. Rainey indicated that Bethune Services also provides a number of services that require licensing by the State Licensing Board for Contractors: building construction, highway, street & bridge construction, mold remediation, residential renovation, residential new construction as well as janitorial and building maintenance services. These services are listed on Bethune's website <http://www.bethuneservices.org/index.php>. Because of the need for state licensing, the request appears before the Commission.

Staff have requested an explanation of how the business complies with operational regulation #5: "Only the residents of the premises shall be engaged in the home occupation," and have explained that general and trade contractors, licensed by the State Licensing Board, have successfully argued that they comply with this operational regulation when their home occupation does not employ people. Contractors argue that they subcontract to others as-needed to complete some, but not all jobs. The applicant indicates an understanding of the operational regulation and has stated that Bethune complies. The applicant has suggested that people associated with the business will not visit the residence, but has not explained how the people who do the work of Bethune Services relate to the business.

Bethune Services, LLC offers so many services that it may eclipse the residential use of the house. In other words, it appears to be more intense than a home occupation, which is described in Part A of the home occupation ordinance as: "an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property in question. The home occupation is clearly incidental and

secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is part.”

The business does not appear to meet the general parameters of the home occupation regulations. Should the applicant be able to provide an explanation at the public hearing, the department may be able to recommend approval; however, at this time, the business seems more intense than a home occupation.

DEPARTMENT RECOMMENDATIONS

Denial.



LAND USE REPORT
CASE NUMBER: HO 2015-05

B + W Investigations, LLC, a private investigations agency requiring certification from the Louisiana State Board of Private Investigator Examiners.

Ciravola Lane is a gravel road on a 50' wide private servitude. It accesses several lots. Those that are developed have either site-built houses or mobile homes with large yards and gravel parking areas. Hard-surface parking is not required. The site could accommodate many passenger vehicles; however, the applicant has stated that customers will not visit the residence.

C. Operational Regulations:

1. All products produced for sale must be hand manufactured or grown on the premises using only hand tools or domestic mechanical equipment. Such domestic mechanical equipment shall not exceed two (2) horsepower per piece of equipment, and the sum total of all such equipment shall not exceed six (6) horsepower. A single kiln shall not exceed eight (8) kilowatts or the equivalent in a gas-fired fixture.
2. All sales of products, including those produced or grown on the premises, and the performance of all services shall take place off the premises. However, the Planning Director may permit on-premises sales or the performance of services as a condition of a home occupation permit when it may be found that such sales or services will not produce any detrimental effects upon the surrounding neighborhood. This may include but is not limited to snowball stands, tax and legal services. The Department may impose conditions regulating the duration, scope, and size of operation.
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5. Only the residents of the premises shall be engaged in the home occupation.
6. There shall be no outdoor storage of materials or products on the premises except as otherwise permitted by the Planning Director. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
7. Home occupations, except for horticultural uses, shall be conducted only within a structure on the premises.
8. The home occupation shall not eliminate required off-street parking.
9. The home occupation shall not cause any external effect associated with the home occupation, such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential zone, or in violation of the revisions of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
10. The resident or residents engaged in the home occupation shall possess a current St. Charles Parish Occupational License and health certification from the Parish Health Unit when required. An inspection approval from the State Fire Marshal shall be required when any food preparation requiring ovens or stoves, mechanical equipment, a simple kiln, or gas-fired fixture are necessary for production.
11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit. (Ord. No. 96-7-4, 96-7-4)
12. No alcoholic beverages shall be sold or provided in connection with the operation of a home occupation. (Ord. No. 98-8-1, 8-3-98)
13. Home occupation permit holders shall provide annual evidence of valid occupational licensing as issued by the St. Charles Parish Sheriff's Office. Evidence of occupational licensing shall be provided to the Department of Planning and Zoning by March 31st of each calendar year. (Ord. No. 98-8-14, 8-17-98)

FINDINGS

Mr. Babin wishes to use his residence as the office for a private investigation agency. He has been licensed by the Louisiana State Board of Private Investigator Examiners (LSBPIE) since May 2013—registered with a Metairie agency.

His signature on the completed application form indicates an understanding of the operational regulations for a home occupation. He has been advised that zoning compliance for a home occupation does not negate any restrictive covenants.

In the past, this particular type of home occupation has brought out neighbor concerns regarding safety. The department has no record of complaints or violations against 20 private investigators who were permitted as home occupations since 1992; however, a neighbor complaint regarding this type of business would not necessarily come to code enforcement or the planning department.

As an office use with no customers visiting the residence, the proposed business meets the general parameters of the home occupation regulations. For that reason, the department recommends approval, pending the outcome of the public hearing.

DEPARTMENT RECOMMENDATIONS

Approval.



St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZSPU-2015-07

GENERAL APPLICATION INFORMATION

- | | | |
|--|---|---|
| <p>◆ Name/Address of Applicant:
 Milton Lachney
 P.O. Box 111
 Norco LA 70079
 985.725.0998
 <u>miltonlachneyroofing@aol.com</u></p> | <p>Property Owner:
 Errol Falterman
 201 Devon Rd
 LaPlace, LA 70068
 504.487.9822</p> | <p>Application date:
 3/5/15</p> |
| <p>◆ Location of Site:
 53 Barreca St (corner First St & Barreca St) Norco</p> | | |
| <p>◆ Requested Action:
 Sheet metal shop, roofing company, storage of related tools, trucks, and material in C-2</p> | | |

SITE – SPECIFIC INFORMATION

- | | |
|--|--|
| <p>◆ Size of Parcel:
11,050 sq. ft.</p> | <p>Plan 2030 Recommendation:
Mixed Use Corridor</p> |
| <p>◆ Existing Zoning and Land Use:
C-2.</p> | <p>Traffic Access:
Barreca St. First St</p> |
| <p>◆ Surrounding Zoning and Land Uses:
R-1A zoning and land use on west,
south and part of east side of site;
C-2 zoning and land use to north and
and across First St.</p> | <p>Utilities:
Existing.</p> |

APPLICABLE REGULATIONS

Appendix A, Section IV. 9.: Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following relevant criteria:

- a. Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
- b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- d. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
- e. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- f. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.
- h. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a—g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

AND:

III.] C-2. General commercial district—Retail sales:

c. Special permit uses and structures include the following:

(6) Sheet metal shops.

ANALYSIS

The applicants intend to be a sheet metal shop and roofing company on this site zoned C-2. Sheet metal shops are allowable with approval of a special permit use in this zone. The scope of the applicant’s request is beyond the strict use of a “sheet metal shop” with a roofing contractor service as part of the overall business. Roofing is not a stated use in other zones. It has similar uses in C-3 as “building supply” and uses of similar intensity.

In looking for guidance on the issue, the Department consulted the Land Based Use Codes (LBUC), a practiced recognized by the American Planning Association (<https://www.planning.org/lbcs/standards/>) and offers this reference:

7380 Roofing, siding, and sheet metal contractors

These establishments provide installation and services for roofing, siding, sheet metal, and roof drainage equipment, such as downspouts and gutters. Activities include treating roofs (i.e., by spraying, painting, or coating), copper smithing, tin smithing, installing skylights, installing metal ceilings, flashing, duct work, and capping

For the purposes of this application, the Department has no objection to using the LBUC for guidance in bringing forth the applicant’s request. In summary, under the Special Use provisions of C-2, the use of a sheet metal shop and the correlated roofing business could go forward for consideration by the Planning Commission.

The application states the site will also be used for storage of tools, trucks, trailer and material. It is the understanding of the Department that the applicants intend to build an enclosed area for storage.

The site and the surrounding area are identified as Mixed Use in the Comprehensive Land Use Plan. The surrounding mix of residential, commercial, and light industrial uses reflect this. The proposed use of this site would be in keeping with the standards of the plan. This meets the **criteria a.**

The site had been used for similar activities in the past and only a lapse in its non-conforming status prohibited the proposed use from being allowed outright. The site sits on the edge of zoning boundaries with C-2 and residential uses in R-1A zones. However, Commercial activity of potentially higher intensity than the proposed use is located across first street and several other uses of similar intensity are located along Barreca St. The existing site maintains a building wall as well as a masonry wall separating the proposed use from the residential uses. Thus, **criteria b** is satisfied as the site would be compatible in terms of building construction and site development.

First Street and Barreca Street in Norco are roads with a low amount of traffic. The site of the proposed business is not large enough to accommodate more than a few vehicles. Generally, the nature of sheet metal shops and roofing companies is such that most of the activity is on-site, possibly with some delivery and egress activity during business hours. Other than that, very little noticeable vehicular activity should be noticed. Thus there is no conflict with **criteria d.**

Through the Department’s permit approval process, nothing can be permitted that will compromise protection of others from the impacts of its operation; in particular drainage, noise, or glare. The site plan, statements submitted by the applicant, adequacy and convenience of off-street parking and loading are all addressed through the permitting process and must be adequate before a final building permit is granted. This ensures that **criteria e and f** will be met.

It also meets **criteria g** as the site is zoned C-2. Sheet metal shops, the office and probable indoor storage of material are all allowable C-2 uses. They will conform to the objectives of these regulations and the general purposes of the zone in which the site is located. It also puts a vacant site back into commerce, which is a positive economic development aspect. Finally, approval does not conflict with the Future Land Use Map, which indicates the land use as a Mixed Corridor.

Should other concerns about impacts be expressed or pointed out, whether through the public hearing process or otherwise, the Special Permit Use process does give the Commission the authority to place conditions to the approval of a special permit use application. This will satisfy **criteria h** because any conditions placed on approval of this request to the satisfaction of those concerns will ensure compatibility with the surrounding area. There are concerns that as the potential business develops outdoor storage of equipment and material could occur. Outdoor storage is only allowed in C-3 zoning. So if this were to occur on this site zoned C-2, there would obviously be an unintended negative impact. The applicant has been advised to build an enclosure if the site does get developed. The Department recommends that if approval is granted to this application, it should be conditioned on an enclosure being built for storage of what would be approved for outdoor storage of equipment that would be permitted as a special permit use on a site zoned C-3.

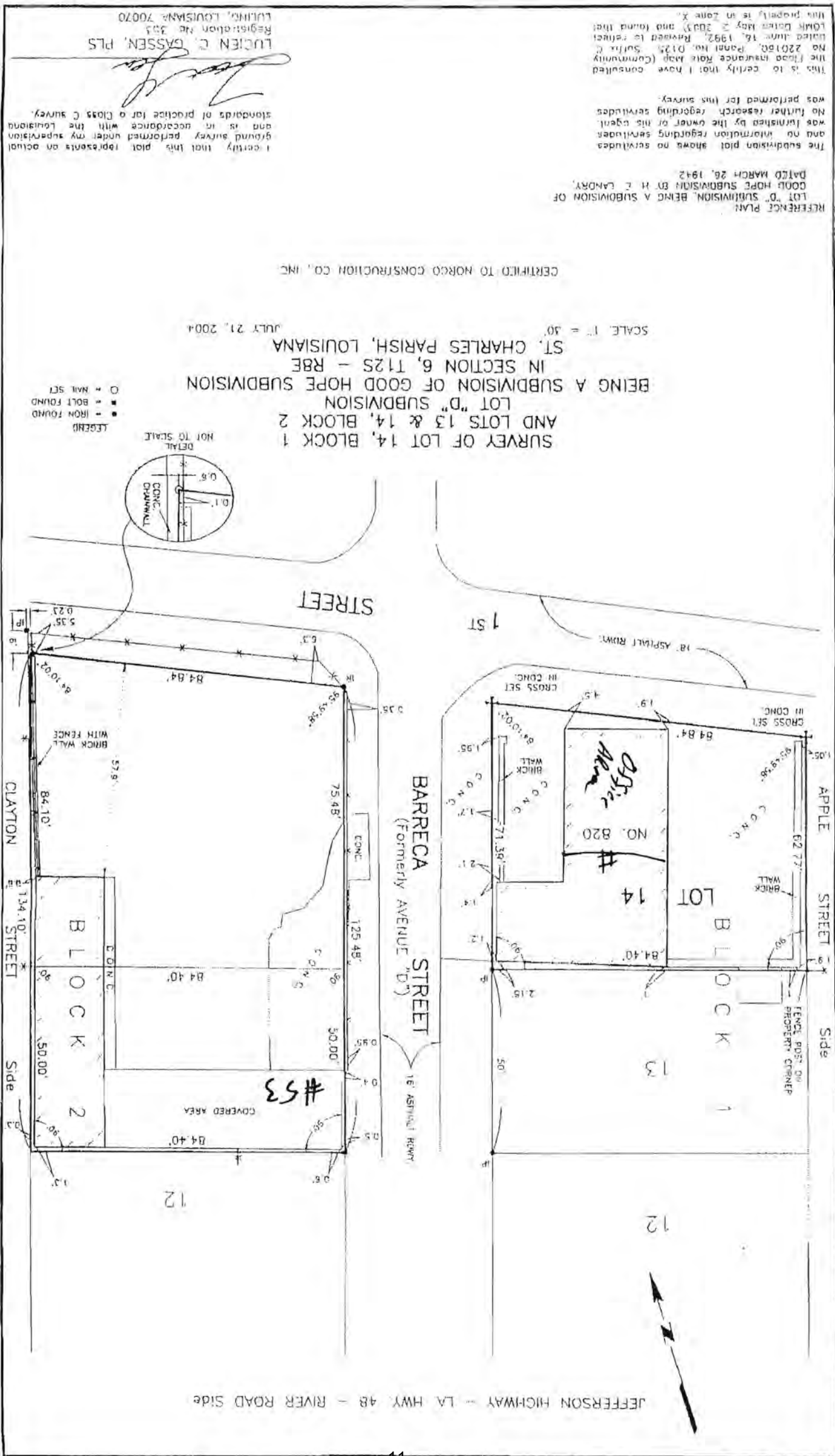
This request meets a majority of the 8 considerations.

DEPARTMENTAL RECOMMENDATION

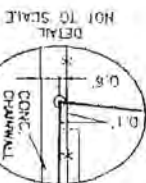
Approval, with the following condition:

- 1. Storage of supplies not under cover shall be strictly prohibited.**
- 2. An enclosure must be constructed for storage of material or equipment associated with the use within six months.**

JEFFERSON HIGHWAY - LA HWY. 48 - RIVER ROAD Side



LEGEND
■ IRON FOUND
■ BOLT FOUND
○ MAIL SET



SURVEY OF LOT 14, BLOCK 1
AND LOTS 13 & 14, BLOCK 2
BEING A SUBDIVISION OF GOOD HOPE SUBDIVISION
IN SECTION 6, T12S - R8E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 30'
JULY 21, 2004

CERTIFIED TO NORCO CONSTRUCTION CO., INC.

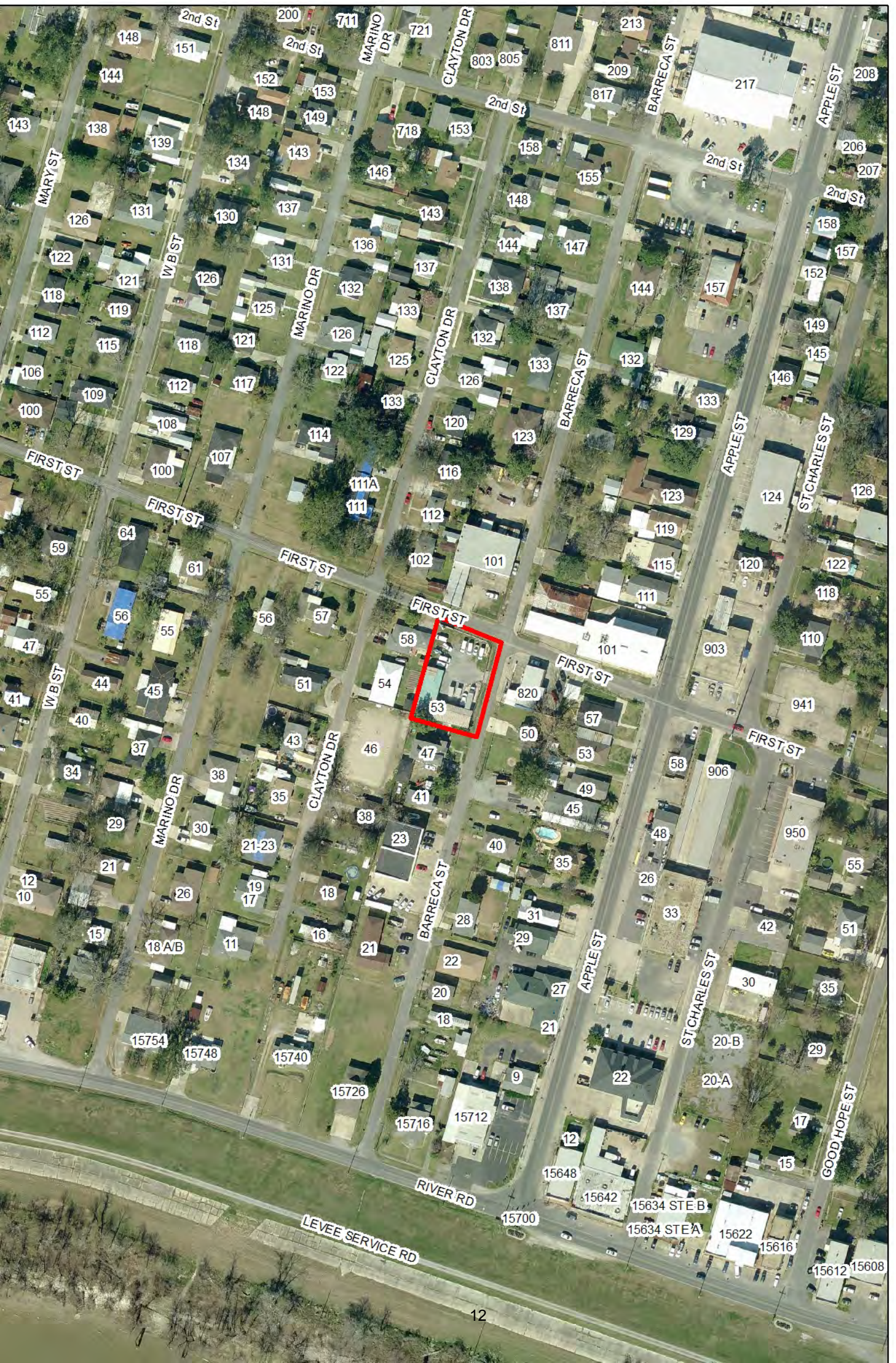
REFERENCE PLAN
GOOD HOPE SUBDIVISION, BEING A SUBDIVISION OF
LOT "D" SUBDIVISION BY H. C. LANDRY,
DATED MARCH 28, 1942

The subdivision plot shows no servitudes
and no information regarding servitudes
was furnished by the owner or his agent.
No further research regarding servitudes
was performed for this survey.

This is to certify that I have consulted
the Flood Insurance Rate Map (Community
No. 220160, Panel No. 0125) and found that
this property is in Zone X.
LOUISIANA, MAY 2, 2003, and found that
this property is in Zone X.

LUCIEN C. GASSER, PLS
Registration No. 333
LULING, LOUISIANA 70070

**Requested by: Errol Falterman for Milton Latchney
Sheet Metal Shop in C-2 Zoning District**



St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZSPU-2015-08

GENERAL APPLICATION INFORMATION

- ◆ Name/Address of Applicant/Owner:

Ariane Scott
PO Box 122
Norco, LA 70079

Application date: March 6, 2015
- ◆ Location of Site:

Lots 20 and 21 of Booker T. Washington Subdivision, 404 S. Kinler Ave.
- ◆ Requested Action:

Special permit for a child care center in an R-1AM zoning district.

SITE – SPECIFIC INFORMATION

- ◆ Size of site:

The site is comprised of two lots, each measuring 50’ x 83.4’ or 4,170 square feet for a total of 8,340 square feet. The applicant is considering an expansion to the building. In order to permit the renovations and parking required for a daycare, the site will likely have to be resubdivided into one lot for the development site.
- ◆ Existing Land Use and zoning:

Lot 21 is developed with a site-built structure on a slab that have been vacant for more than six (6) months. It was the site of Helen Bar. Lot 20 was graded to allow car parking for the bar.
- ◆ Surrounding Land Uses and Zoning:

The site is surrounded by R1A(M) zoning and residential uses except in the rear or west where adjacent property is vacant and wooded (but zoned R-1A(M)).
- ◆ Plan 2030 Future Land Use Category on the property:

Mixed Use Corridor
- ◆ Utilities:

Standard utilities serve the site with the exception of drainage.
- ◆ Traffic Access:

The site has 100’ of frontage on South Kinler Street, a substandard local road. It is accessible from Paul Maillard Road, a state highway, via Bailey Street, a 270’ long substandard local road. The driveway and parking on the site currently are gravel.

APPLICABLE REGULATIONS

Appendix A, Section IV. 9.: Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following **relevant** criteria:

- a.

Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
- b.

Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c.

Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- d.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
- e.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- f.

Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- g.

Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.
- h.

That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a—g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

ANALYSIS

The applicant requests a Special Permit for a Class A daycare facility in a vacant commercial building. The building was used as a barroom for many years, but lost its legal non-conforming status due to insufficient licensing. Last year, PZR 2014-02 and PZSPU 2014-03 failed to re-permit a barroom on the site.

The building will require significant renovations to meet the requirements of multiple oversight agencies. Permitting a daycare requires plans approvals by the Louisiana Departments of Children and Family Services, Health and Hospitals/Office of the Sanitarian, State Fire Marshal, as well as the Parish Building Official, Planning Department and Public Works Department. Preparing plans can be an expensive, so the applicant requests approval of the *use* of the property as a daycare prior to investing in the full set of renovation plans. The Planning Department has reviewed the proposal and found that although it's not possible to complete a full review without specific plans, the use of the property as a child daycare complies with the general public safety, convenience and welfare.

Generally, the Planning and Zoning Department recommends approval of an Special Permit when it meets a majority of eight evaluation criteria a-h. When an applicant requests approval of a specific use, many of the evaluation criteria are not relevant as most address site design. However, the criteria are meant to be illustrative and not restrictive, and other criteria may be considered. Again, in this case, the general welfare and safety of the public at large will not be negatively impacted by a daycare at this location.

- a. *Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.* The request does not conflict with the recommendations of the Comprehensive plan for the Paul Maillard Road mixed use corridor.
- b. *Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.* The building is generally compatible with the surrounding neighborhood. Site improvements for parking and the required play area will have to be reviewed.
- c. *Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.* The permitted uses in the zoning district are single-family (site-built and mobile home construction). A child day care may increase traffic at certain times of the day and may also increase noise through general business hours. At site plan review, staff will make recommendations to mitigate these potential impacts.
- d. *Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.* While this criterion cannot be fully evaluated without a site plan, the site is 270' from Paul Maillard Road via Bailey Street, and access is convenient. Parents can arrive on Bailey and exit back onto Paul Maillard Road on Tinney Street
- e. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* This criterion cannot be evaluated without a site plan.
- f. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* This criterion cannot be evaluated without a site plan.
- g. *Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.* The policy statement for R-1AM zoning states: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet...special provisions...are allowed.
- h. *That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.*

DEPARTMENTAL RECOMMENDATION

Approval with the following stipulations:

1. **Parking, loading, and outdoor play areas shall be designed to minimize impacts to the neighborhood.**
2. **Plans and plans reviews by state agencies be forwarded/reported to the Planning Commission as they are obtained.**
3. **A representative of the daycare will report to the Planning Commission semi-annually until all renovations and site improvements are complete.**



Bobby Jindal
GOVERNOR



Kathy H. Kliebert
SECRETARY

State of Louisiana

Department of Health and Hospitals
Office of Public Health

INSTL-01
(2/03)

March 4, 2015

Ms. Arianne Scott
P.O. Box 122
Norco, LA 70079

**RE: PLANS APPROVAL FOR ARIE'S ANGELS CHILDCARE CENTER LOCATED AT
404 SOUTH KINLER STREET, BOUTTE, LA 70039**

Dear Ms. Scott:

Plans and specifications for the above named facility have been reviewed by this office and have been found to be in substantial compliance with Part XXI of the Louisiana State Sanitary Code. Approval is granted by this office for a **maximum population of 120 children** based on the number of plumbing fixtures shown in the plans and specifications.

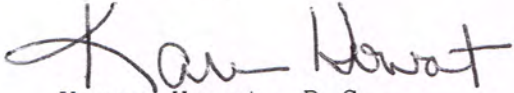
Be aware that the population figure allowable by the Department of Education and/or the Office of State Fire Marshall regulations may be **lower** than the maximum quoted above. You are advised to confer with those agencies to obtain a firm determination of allowable population.

In the event that it is determined at some point in the future that a design error escaped detection during our review of these plans and specifications, such oversight shall not relieve you, the applicant, of the responsibility for complete compliance with the requirements of the State Sanitary Code, specifically including correcting the violations inadvertently overlooked.

This letter is not your permit to operate. You must contact our office at least fourteen (14) days prior to your anticipated opening date to schedule a pre-opening inspection. After a satisfactory inspection has been completed by our office, we will then issue the permit to operate. The fee due at the time of permitting will depend on the number of children you are allowed to have. For 16-50 children the fee is \$75.00. For 51-100 children the fee is \$112.50 and 101 or more children is \$150.00. A check or money order written to DHH will be collected at the time of permitting.

If you have questions, you can contact me at karen.howat@la.gov or 985-764-4376. Also, my office hours are from 8-9:30am Monday-Friday and 3:30-4:30pm Monday-Thursday.

Sincerely,

A handwritten signature in dark ink, appearing to read "Karen Howat". The signature is fluid and cursive, with the first name "Karen" written in a larger, more prominent script than the last name "Howat".

Karen Howat, R.S.
Sanitarian Parish Manager

cc: Chasity Cheramie, Sanitarian Regional Director

PZSPU 2015-08
Requested by Arianne Scott
For a daycare in an R-1A(M) zoning district



St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZSPU-2015-09

GENERAL APPLICATION INFORMATION

- | | | |
|---|---|---|
| <p>◆ Name/Address of Applicant:
 GL Realty Group
 110 St John St
 Luling LA 70070
 <u>glhomeshop@gmail.com</u></p> | <p>Property Owner:
 Cypress Forest Sports LLC
 (Grand Ridge Golf Club)
 500 Willowdale Blvd
 Luling LA 70070
 <u>bfuselier@bellsouth.net</u></p> | <p>Application date:
 3/5/15</p> |
| <p>◆ Location of Site:
 500 Willowdale Blvd
 (Grand Ridge Golf Club)</p> | | |
| <p>◆ Requested Action:
 Special permit use, rental of office space for real estate agent.</p> | | |

SITE – SPECIFIC INFORMATION

- | | |
|---|---|
| <p>♦ Size of Parcel:
Approx. 70 Acres (rental space: 16' x 18')</p> | <p>Plan 2030 Recommendation:
Low Density Residential</p> |
| <p>♦ Existing Zoning and Land Use:
R-1A zoning, golf course uses,</p> | <p>Traffic Access:
Willowdale Blvd</p> |
| <p>♦ Surrounding Zoning and Land Uses:
R-1A zoning, residential and golf course land uses.</p> | <p>Utilities:
Existing</p> |

APPLICABLE REGULATIONS

Appendix A, Section IV. 9.: Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following relevant criteria:

- a. Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
- b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- d. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
- e. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- f. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.
- h. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a—g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

AND:

Zoning Ordinance, R-1A, Special permit uses Section 1.c.

(3): Golf courses (but not miniature courses or driving ranges), country clubs, and customary accessory uses.

ANALYSIS

The applicant desires to rent office space within the existing clubhouse of Grand Ridge Golf Club to a real estate agent. Ordinance 15-1-10 addressed a previous gap between regulation of land uses and the changing trends in the use of country clubs.

A.VI.B.[I].1.c.(3).Special permit uses in the R1(A) zoning district: “Golf courses (but not miniature courses or driving ranges), country clubs, and customary accessory uses.”

Country clubs in St. Charles Parish are located in residential areas. They typically operate as non-profits and have traditionally provided accessory uses such as bars, restaurants, and fitness facilities to its members.

With passage of the above ordinance, “customary accessory uses” can now be considered as special permit uses on a case by case basis.

In this case, a potential tenant desires to rent vacant office space in the Grand Ridge Golf Club Clubhouse for a real estate office, a C-1 use. Real estate offices are commercial office uses, however, **the proposed accessory use is not ancillary to the golf and country club, nor could it be considered a “customary” accessory use as the real estate office is not affiliated with sales of the surrounding neighborhood.**

The relevant criteria to the request are:

- b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.

Each of these criteria fails to be met because there is no direct relationship between the proposed accessory use and the golf and country club.

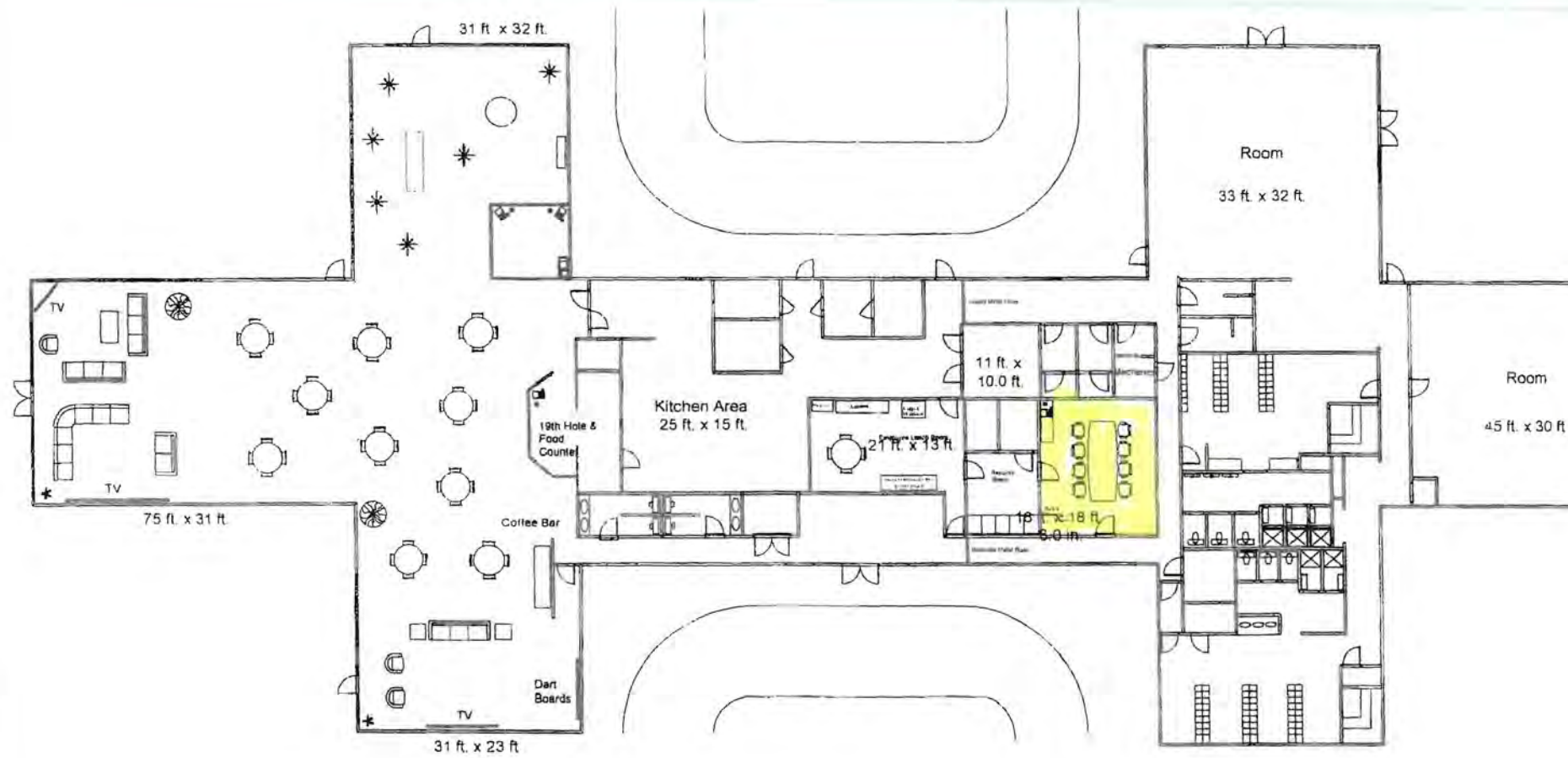
The proposed use does not meet **criteria b** as an accessory as the commercial office serves no social or recreational function for the community as a customary accessory use should.

The proposed use does not meet **criteria c** as it creates an unfavorable effect on the recreational use of the facility by permitting unrelated commercial activity in the residential zone.

The proposed use does not meet **criteria g** as golf and country clubs are special permits under the R-1A zoning. No other commercial activities are allowed as special permits and the intent of the recent ordinance changes for golf courses and country clubs is not to allow a loophole by which commercial activity may occur in existing neighborhoods, but to simplify and make clear the process by which accessory uses customarily associated with those recreational and community centers may be allowed and permitted.

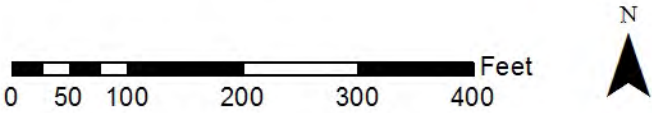
DEPARTMENTAL RECOMMENDATION

Denial.



TITLE		REVISIONS		
Grand Ridge Golf Club Business Operations Layout		NO.	DATE	DESCRIPTION
		1		Elaborate Floor to Floorplan Conversion
DATE DESIGNED	BY			
DATE REVISED	BY			
		CHECKED	DATE	

PZSPU-2015-09
Requested by: Grand Ridge Golf Club
(Cypress Forest Sports, LLC)
Special Permit for Office Rental



St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS 2015-12

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date: 2/20/2015**
Betty Muller Maurice Loupe, Jr.
141 Loupe Street 162 Loupe Street
Luling LA, 70070 Luling, LA 70070
504.559.8517 985.785.2762
- ◆ **Location of Site:**
Lots B-1 and B-3 of Loupe Subdivision; 12801 River Road and 135 Loupe Street, Luling.
- ◆ **Requested Action:**
Boundary line adjustment resubdividing Lot B-1 and B-3 into Lots B-1A (17,207 sq. ft.) and Lot B-3A (10,552 sq. ft.).

SITE-SPECIFIC INFORMATION

- ◆ **Plan 2030 Recommendations:**
Low-density residential (4-8 dwellings per gross acre)
- ◆ **Zoning and Land Use:**
Lot B-1 is developed with a single-family house. The lot is split-zoned such that its front yard on River Road is C2 and location of the house and remaining yards are OL. Lot B-2 is zoned OL.
- ◆ **Surrounding Land Uses and Zoning:**
To the north, the batture is zoned B2 but vacant. To the east, south and west, zoning is C2 on river road and OL from Martin Street to the railroad to Sugarhouse Road (approximately 75 acres) with one mobile home park zoned R-1M.
- ◆ **Utilities:**
Standard utilities (water, sewer, drainage, electricity, gas, and telecommunications) are available to the subject site.
- ◆ **Traffic Access:**
Loupe Street is a 50' wide right of way that is paved to Lots 7/8 and gravel to Lots 11/12.

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. Subdivision Procedure E. 4.

B. Administrative Resubdivisions: In instances where no net increase of lots is proposed, and five (5) or fewer lots are proposed, and no public improvements are required, the Parish President and the Director of Planning and Zoning may certify and thereby approve or disapprove such applications for subdivision without public notice, public hearing, Commission Approval, or Council approval, provided that the proposal is in compliance with relevant land use regulations including the St. Charles Parish Zoning Ordinance and Subdivision Regulations as amended. The resubdivision plan for such a resubdivision shall meet the criteria listed in Section II.C.3 of this section. This authority shall not exceed the limits herein.

Zoning Ordinance Appendix A Section VI.

[I.] O-L. Open Land District: Policy statement: This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Farming.
 - (2) Animal husbandry.
 - (3) Farm family dwellings.
 - (4) Tenant dwellings.

- (5) Site-built, single-family detached dwellings.
- (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
- (7) Manufactured housing.
- (8) Mobile homes.
- (9) Accessory buildings.
- (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations
- (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
- (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court. (Ord. No. 95-9-11, § I, 9-18-95; Ord. No. 97-9-12, § II, 9-22-97; Ord. No. 08-5-8, § I, 5-19-08)

b. Special exception uses and structures include the following:

- (1) Religious institutions.
- (2) Golf courses and golf practice ranges.
- (3) Public parks and recreational areas.

c. Special permit uses and structures include the following:

- (1) Child care centers.
- (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
- (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions
- (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
- (5) Public stables and kennels.
- (6) Cellular installations and PCS (personal communication service) installations.
- (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
- (8) Reserved. (Ord. No. 07-1-6, § III, 1-8-07; Ord. No. 08-5-8, § I, 5-19-08)
- (9) Fire stations with or without firefighter training facilities. (Ord. No. 08-7-8, I, 7-21-08)
- (10) Nonresidential accessory buildings

2. Spatial Requirements:

a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet. (Ord. No. 07-1-6, § II, 1-8-07)

b. Minimum yard sizes:

- (1) Front—thirty-five (35) feet.
- (2) Side—ten (10) feet.
- (3) Rear—twenty (20) feet.
- (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § II, 8-18-08)

c. Accessory buildings: Minimum rear and side setbacks shall be ten (10) feet.

d. Permitted encroachments:

- (1) Overhangs projecting not more than twenty-four (24) inches excluding gutter.
- (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into the required front or rear yard.

3. Special Provisions:

a. Additional dwellings on unsubdivided property:

- (1) Additional dwellings on unsubdivided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.
- (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
- (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
- (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.

b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication Manufactured Housing Installation in Flood Hazard Areas.

c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

d. Farmer's market

(1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit. (Ord. No. 92-9-20, § II, 9-21-92)

(2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.

e. Cemeteries and mausoleums:

(1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.

(2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts. (Ord. No. 08-5-7. § 1, 5-19-08)

4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

ANALYSIS

The applicant requests resubdivision to change the boundaries of two lots near River Road in Loupe Subdivision. The lots do not currently meet the required 20,000 square foot area. The proposed resubdivision does not recreate either lot to meet the required area for lots in the OL zoning district (20,000 sq. ft.), so the applicants request a waiver to the required area.

Lot B-3, developed with the house numbered 135 Loupe Street, has an irregular shape. As it's developed, a wide side yard joins a front yard in the curve of Loupe Street. The result is a yard that is not well-oriented to the house. The proposed resubdivision would reduce the area of this irregular yard from 86' x 71.77' (6,172.22 sq. ft.) to 13' x 71.77' (933 sq. ft.).

The resubdivision proposes the 6,172.22 square feet incorporated into lot B-3A as the rear yard of the house at 12801 River Road. While the lots are not being resubdivided in such a way that either will conform to the OL zoning district requirements, the proposed subdivision will change 6,172.22 square feet from an ill-designed front yard to a well-designed rear yard.

Loupe Subdivision was originally platted in 1963 as 18 lots on a 50' wide street. The Police Jury signed the subdivision plat with 19 lots in 1965, but the full length of Loupe Street was not paved. Paving ran from River Road to lots 5 & 6 until 2010 when property owners paid to have aggregate surfacing to provide access to Lot 11. Lots 1-16 are 79' deep and range from 90'-140' on the street; the B Lots vary in width and depth, but all lots in the subdivision are less than 20,000 square feet.

The area has been zoned OL, open land, since the 1981 Comprehensive Zoning Ordinance. Most of the lots in the subdivision with structures on them obtain variances to the required 35' front, 20' rear, and 15' side yards in order to obtain building permits. The proposed resubdivision does not exacerbate non-conforming yards on either proposed lot.

DEPARTMENTAL RECOMMENDATION

Approval of the resubdivision with waivers to the required 20,000 square foot area for both proposed lots, B-1A and B-3A.



VICINITY MAP
SCALE: 1" = 2000'

NOTE:
ALL NECESSARY SEWER, WATER
AND/OR OTHER UTILITY
EXTENSIONS, RELOCATIONS OR
MODIFICATIONS SHALL BE MADE
BY AND SOLELY AT THE LOT
OWNER'S EXPENSE.

REFERENCE PLAN:
1. LOUPE SUBDIVISION BY S. K. LANDRY,
DATED AUG. 6, 1963, REVISED
AUG. 30, 1963 AND APR. 19, 1965
2. SURVEY OF LOTS B-1, B-2 & B-3
LOUPE SUBDIVISION BY LUCIEN C.
GASSEN, DATED AUGUST 14, 2013

The subdivision plat shows no servitudes
and no information regarding servitudes
was furnished by the owner or his agent.
No further research regarding servitudes
was performed for this survey.

This is to certify that I have consulted
the Flood Insurance Rate Maps and found
that this property is in Zone X.

Approved/Disapproved

St. Charles Parish Director of Planning & Zoning

DATE

St. Charles Parish President

DATE

Recorded in The Clerk of Court's office

St. Charles Parish on the ____ day of

____, in Book

Folio ____ Entry # ____

Signature

Title

B-2
(NOT A PART)

LOT B-3A
10,552.84 SQ. FT.

2
(NOT A PART)

LOT B-1A
17,207.45 SQ. FT.

NO. 12801
RIVER ROAD

NO. 135
LOUPE STREET

LOUPE STREET

LOUPE STREET

RESUBDIVISION OF LOTS B-1 & B-3
LOUPE SUBDIVISION
INTO LOTS B-1A & B-3A
IN SECTION 17, T13S - R21E
ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 40'

OCTOBER 8, 2014

LEGEND

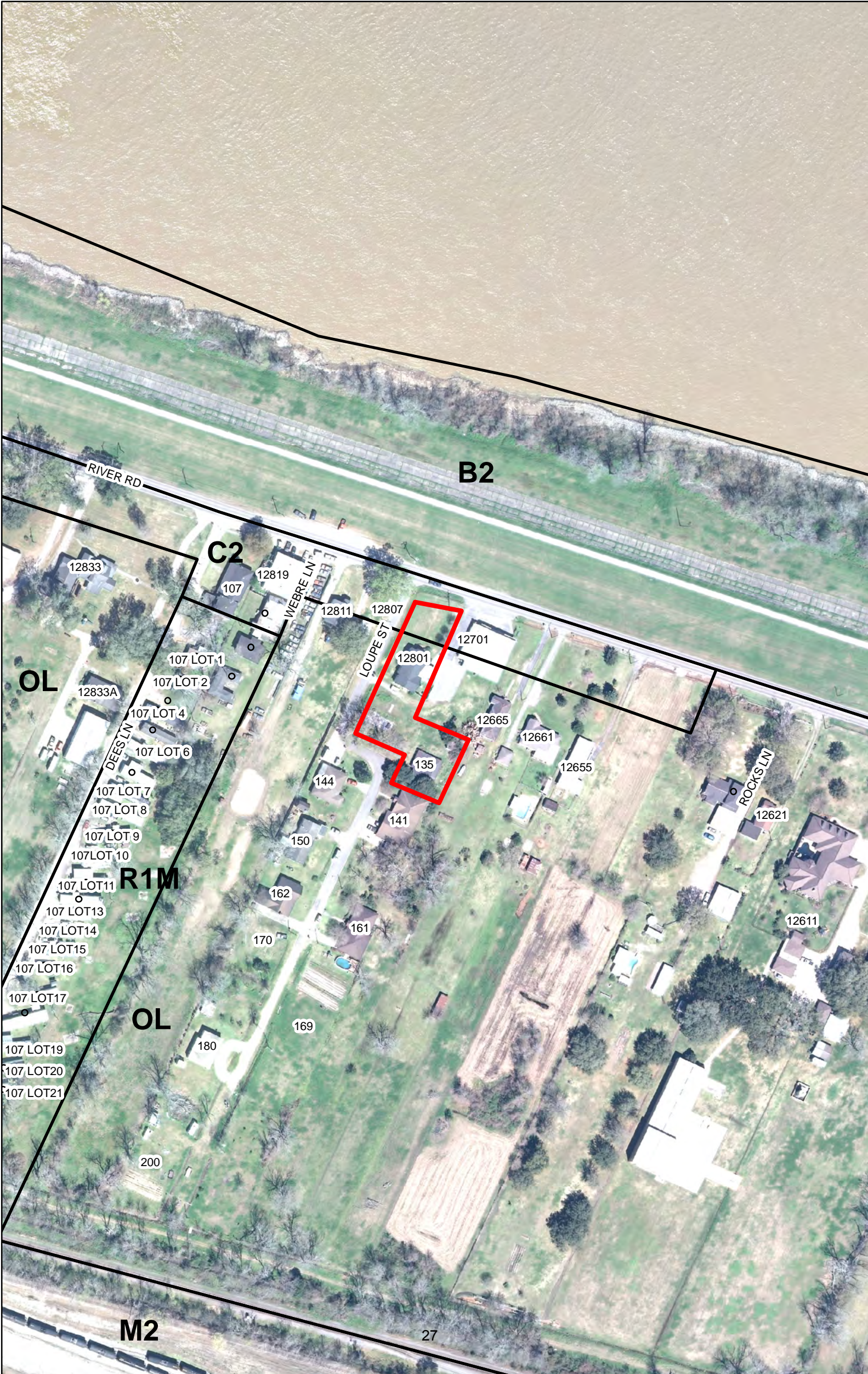
- = FOUND
- = 1/2" IRON ROD SET
- ▼ = MAG NAIL FOUND
- IP = IRON PIPE
- IR = IRON ROD
- = FENCE
- (A) = ACTUAL
- (P) = PLAN

I certify that this plat represents an actual
ground survey performed under my supervision
and is in accordance with the Louisiana
standards of practice for a Class C survey.

Lucien C. Gassen
LUCIEN C. GASSEN, PLS
Registration No. 353
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

Side
RAILROAD
PACIFIC
UNION
(Formerly TEXAS & PACIFIC RAILROAD)

PZS 2015-12
Requested by Betty Muller and Maurice Loupe
For a lot line adjustment with a wiaver from the OL lot area requirement



LAND USE REPORT
CASE NUMBER: PZR 2015-09

◆ **Name/Address of Applicant:** **Application Date:** 3/6/15
 Roxanne & Rory Comardelle
 128 Carlon Dr
 Des Allemands LA 70030
 985.758.7279 985.233.1567 985.233.9978
 rpcrjm@aol.com

◆ **Location of Site:**
Ridge Road, approximately 2,300 feet beyond Folse Street, Des Allemands.

◆ **Requested Action**
Rezone from W-1 to OL.

◆ **Purpose of Requested Action**
Single-family residential

- ◆ **Size of Parcel**
17.949 Acres
- ◆ **Existing Land Use and Zoning**
W-1 & vacant.
- ◆ **Surrounding Land Uses and Zoning**
Site is surrounded on 3 sides with W-1 zoning and land use; across railroad tracks and Old Spanish Trail, the zoning is R-1AM but land uses are vacant.
- ◆ **Traffic Access and Parking**
Ridge Road.
- ◆ **Plan 2030 Recommendations:**
Wetlands.

Appendix A., Zoning Ordinance, Section IV.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.

- b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
 - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
 - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
- a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

Appendix A., Zoning Ordinance, Section VI. A. Open Land District (OL):

Policy statement: This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

1. Use Regulations:

a. A building or land shall be used only for the following purposes:

- (1) Farming.
- (2) Animal husbandry.
- (3) Farm family dwellings.
- (4) Tenant dwellings.
- (5) Site-built, single-family detached dwellings.
- (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
- (7) Manufactured housing.
- (8) Mobile homes.
- (9) Accessory buildings.
- (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
- (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
- (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court. (Ord. No. 95-9-11, § I, 9-18-95; Ord. No. 97-9-12, § II, 9-22-97; Ord. No. 08-5-8, § I, 5-19-08)

b. Special exception uses and structures include the following:

- (1) Religious institutions.
- (2) Golf courses and golf practice ranges.
- (3) Public parks and recreational areas.

c. Special permit uses and structures include the following:

- (1) Child care centers.
- (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
- (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
- (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
- (5) Public stables and kennels.
- (6) Cellular installations and PCS (personal communication service) installations. (Ord. No. 97-7-4, § III, 7-7-97)
- (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street. (Ord. No. 03-1-12, § II, 1-21-03)

(8)*Reserved.* (Ord. No. 07-1-6, § III, 1-8-07; Ord. No. 08-5-8, § I, 5-19-08)

(9)Fire stations with or without firefighter training facilities. (Ord. No. 08-7-8, I, 7-21-08)

(10)Nonresidential accessory buildings

(Ord. No. 12-7-4, § II, 7-2-12)

2.Spatial Requirements:

a.Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet. (Ord. No. 07-1-6, § II, 1-8-07)

b.Minimum yard sizes:

(1)Front—thirty-five (35) feet.

(2)Side—ten (10) feet.

(3)Rear—twenty (20) feet.

(4)Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § II, 8-18-08)

c.Accessory buildings:Minimum rear and side setbacks shall be ten (10) feet.

d.Permitted encroachments:

(1)Overhangs projecting not more than twenty-four (24) inches excluding gutter.

(2)Stairs and landings not more than three (3) feet in height, projecting no more than four

(4) feet into the required front or rear yard.

3.Special Provisions:

a.Additional dwellings on unsubdivided property:

(1)Additional dwellings on unsub-divided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.

(2)The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.

(3)Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).

(4)Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.

b.All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Housing Installation in Flood Hazard Areas*.

c.All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

d.Farmer's market

(1)All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit. (Ord. No. 92-9-20, § II, 9-21-92)

(2)No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.

e.Cemeteries and mausoleums:

(1)All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet. (Ord. No. 08-3-4, § 1, 3-24-08)

(2)All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts. (Ord. No. 08-5-7, § 1, 5-19-08)

4.Prohibited Use:Medical waste storage, treatment or disposal facilities. (Ord. No. 90-9-4, § II, 9-4-90)

Appendix A., Zoning Ordinance, Section VI. F. Wetlands (W-1):

1. Use Regulations:

Automatically permitted uses: None.

b. Special exception uses and structures:

(1) Low intensity uses permitted as a N.D.S.I. Permit (No Direct Significant Impact) by the Louisiana Department of Natural Resources.

(2) Low intensity uses permitted as a general permit by the U.S. Army Corps of Engineers.

c. Special permit uses and structures:

(1) Coastal dependent uses ineligible for listed Special Exception Uses and Structures, as per approval of the St. Charles Parish Coastal Zone Advisory Committee with supporting resolution of the Council.

(2) Other compatible uses, as per approval of the St. Charles Parish Coastal Zone Advisory Committee with supporting resolution of the Council.

2. Spatial Requirements: None.

3. Transportation Requirements: None.

4. Special Provisions: None.

ANALYSIS

This request needs to be modified. Therefore due to improper advertisement, this application cannot be reviewed and considered.

RECOMMENDATION

Remove and re-advertise.